1 Drumcoote Road, Armagh

EPC: E51

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ABOUT THIS PROPERTY

This fantastic four bedroom property with a detached garage is finished to a very high standard with solid white oak doors throughout along with under floor oil fired central heating. Situated on the outskirts of Armagh city centre just off the main Killylea Road / Cathedral Road makes easy access for all city amenities such as schools, shop, restaurants and public transport. Having multiple off street parking and enclosed surrounding mature garden makes this ideal for family buyers. To get a full feel of this extensive property please arrange a private viewing.

Features

- Under Ground Central Heating
- EPC E51; Potential: D60
- White Oak Staircase
- Fully converted & floored attic
- An attached garage
- External electric points and water taps.
- Ethernet cabling through out house.

Outside

Consists of a front and rear garden, external electrical points, outside water taps. Large block built garage with full electrics. Front wall of site is hand built in Armagh stone.

Mortgage Advice

For all your independent mortgage advice please avail of our services.

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Accommodation

Kitchen/ Diner 9.46 x 3.96m
Fully fitted kitchen with high and low walnut units, ceramic Belfast sink, large breakfast bar/ island with stainless steel sink and wine rack. Granite work tops with splash back. Integrated appliances such as Neff oven and grill, five ringed Baumatic gas hobs and overhead extractor fan. Boosh dish washer. Ceramic tiled flooring, TV and electric points, double doors to external of property.

Utility Room: 3.95m x 1.75m
Fitted high and low walnut units, plumbed for washing machine, tumble dryer and stainless steel sink. Ceramic tiled flooring.

1st Reception: 4.66m x 4.21m
Semi solid wooden flooring, gas fuel fire place with stone surrounds, TV and electrical points.

2nd Reception: 4.71m x 4.31m
Semi solid wooden flooring, gas fuel fire place with stone surrounds, TV and electrical points.

Downstairs WC: 2.07m x 1.54m
Two piece suite comprising of WC, wash hand basin with marble feature surrounds. Ceramic tiled flooring.

Bedroom 1/ Master: 4.25m x 4.02m
Semi solid flooring, TV/ electrical points/ Ethernet cable access. Three piece ensuite comprising of WC, wash hand basin, large Mira shower with ceramic base. Electric shaver/ tooth brush point and censored lights above sink.

Bedroom 2: 4.90m x 4.42m
Semi solid wooden flooring, TV/ electrical points/ Ethernet cable access. Three piece en suite comprising of WC, wash hand basin and shower.

Bedroom 3: 4.78m x 4.32m
Semi solid wooden flooring, TV/ electrical points/ Ethernet cable access. White Oak bed platform with book shelving. Three piece en suite comprising of WC, wash hand basin and shower.

Bedroom 4: 4.08m x 4.07m
Semi solid wooden flooring, TV/ electrical points/ Ethernet cable access.

Main Bathroom: 2.97m x 2.75m
Four piece suite comprising of WC, wash hand basin, ceramic tiled sink, bath tub and large double shower. Ceramic tiled flooring.

NOTE: These particulars are given on the understanding that they will not be construed as part of a CONTRACT, CONVEYANCE OR LEASE. Whilst every care has been taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to satisfy themselves regarding these given particulars.

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